

# CITY OF RENO

## Planning Commission

October 3, 2012

### Staff Report

Agenda #

V1-2

Ward #

2

**CASE No.:** LDC13-00017 (The Cottages at Brighton Park)

**APPLICANT:** Alan Means

**APN NUMBER:** 019-520-01, 019-534-02 & 03

**REQUEST:** This is a request for a tentative map to develop a 55 lot detached single family residential subdivision.

**LOCATION:** The ±8.2 acre site is located on the northwest corner of the West Moana Lane/Plumas Street intersection in the SPD (Specific Plan District-Brighton Manor) zone. The site has a Master Plan land use designation of Special Planning Area.

**PROPOSED MOTION:** Based upon compliance with the applicable findings, I move to approve the tentative map, subject to conditions.

#### RECOMMENDED CONDITIONS OF APPROVAL:

All conditions shall be met to the satisfaction of Community Development Department staff, unless otherwise noted.

1. The project shall comply with all applicable City codes, plans, reports, materials, etc., as submitted. In the event of a conflict between said plans, reports, materials and City codes, City codes in effect at the time the application is submitted, shall prevail.
2. The applicant shall record the first final map within 3 years of the date of final approval of the tentative map; and the remaining phases in accordance with the time limit contained in state law or this approval shall be null and void.
3. Prior to approval of each final map the applicant shall demonstrate compliance, as applicable, with the conditions of approval placed on LDC04-00403 (Brighton Manor) in accordance with the City Clerks decision letter dated July 29, 2004, as contained in the Brighton Manor SPD handbook.

4. Prior to approval of each final map, the applicant shall attach a copy of the final approval letter recorded by the Washoe County Recorder's Office.
5. The applicant, developer, builder, property or business owner, as applicable, shall continuously maintain a copy of this approval letter on the project site during the construction and operation of the project/business. The project approval letter shall be posted or readily available upon demand by City staff.
6. Prior to approval of each final map, the applicant shall have plans approved to provide clearly visible address/unit signs that can be easily read day or night by emergency response personnel, to the satisfaction of Reno Police and Fire Departments staff.
7. Prior to the issuance of any permit or recordation of any final map, the applicant shall have an approved Hydrology Report and Sewerage Report in accordance with the Public Works Design Manual
8. The improvement plans for each final map shall utilize the roadway sections shown in Exhibit J of the Brighton Manor SPD Handbook.

**BACKGROUND:** On July 21, 2004, City Council approved a zoning map amendment to SPD (Specific Plan District) on a  $\pm 13.53$  acre site in conjunction with a tentative map to develop a 106 lot single family residential subdivision and variances to: increase allowable vehicle trips per acre; modify setbacks, building height and lot width; reduce the minimum distance required between a project driveway and an intersection; and reduce required parking.

A final map for Phase I containing 40 lots has been recorded with 38 of the houses constructed. The first phase of Brighton Manor included single family detached units that are oriented with two front yards (garages are loaded off of narrow streets with front doors on the opposite side of the house facing common area). The existing lots have five foot side yard setbacks on  $\pm 3,000$  square foot lots.

On August 20, 2008, City Council approved an amendment to the SPD to allow up to 89 attached single family dwelling units on the remaining  $\pm 8.08$  acres of the  $\pm 13.53$  acre site. The amendment contained all standards to develop the attached units including architecture, landscaping, parking, setbacks, etc. The amendment also increased the number of units allowed on the entire  $\pm 13.53$  acre site by 23, from 106 to 129 (9.53 du/ac). Other aspects of the project such as the internal street and trail system remained as originally approved in 2004.

This project proposes to construct 55 detached single family houses in lieu of the 89 attached units approved in 2008 on the remaining  $\pm 8.08$  acres for a project total of 95 lots which is more consistent with the original 2004 approval. The following discussion compares the development standards in the SPD regarding lot size and setbacks;

parking; open space and common areas; architecture and pedestrian amenities with the standards proposed with this project. As discussed below this project meets or exceeds the SPD requirements for these features.

Setbacks and Yard Areas:

The applicant is proposing a new single-family detached housing type on the remaining acreage, which includes the two unbuilt lots from the first phase. The SPD handbook currently allows single-family detached houses with very minimal setback requirements. The applicant has proposed a more traditional lot standard, which includes front loaded garages and front doors facing the interior streets, with 20-foot garage setbacks (typical) and 10-foot front yard setbacks to the house. The rear yard setbacks are proposed to be 10-feet. Unique to this new phase is the use of exclusive use easements on each lot to provide for additional yard area. Essentially, each home will have an exclusive use easement on the neighbors yard in the front yard (adjacent to the front door) and in the rear yard (opposite corner from the garage). Exhibit A shows an example of the yard area concept and setbacks as proposed with this application. Exhibit B shows the yard area and setbacks for the existing portion of the project

The following chart provides a comparison of this project with the standards contained in the SPD handbook for detached single family houses.

	<b>Brighton Manor SPD Handbook</b>	<b>The Cottages at Brighton Park</b>
Min. Lot Size	2,754 sq. ft.	3,957 sq. ft.
Min Lot Width	35 feet	44 feet
Min. Lot Frontage	18 feet	33± feet
Min. Front Yard Setback	10 feet	10 feet
Min Rear Yard Setback	N/A	10 feet <sup>1</sup>
Min. Side Yard Setback	5 feet	5 feet
Garage Capacity	2 cars	2 cars
Garage Setback to Street	3 feet	20 feet (typical)
Garage Side Setback	5 feet	5 feet
Min. Distance between House & Garage	10-feet	N/A (garage attached)

*Notes:*

*1 – The Brighton Manor SPD Handbook does not provide a rear yard setback. Rather, the original plan for the development was for a “rear loaded” housing product (i.e. the front door of the house is on the opposite end of the house); the rear yard is effectively the front yard of the previous product. This application proposes a 10-foot setback for both the front and rear yards. This is a more than equivalent yard area when compared to the original Brighton Manor homes. The original Brighton Manor homes have, essentially, a 3-foot front yard (adjacent to the street) and a 10-foot rear yard (opposite the garage and adjacent to common area).*

Parking:

The Brighton Manor SPD handbook requires three parking spaces per residential unit. Upon investigation of the existing built phase of the development, there are 38 homes, requiring 114 parking spaces. The existing phase provides 131 parking spaces (76 garage spaces and 55 common off-street parking spaces). The Cottages at Brighton Park phase of the development has 55 lots, requiring 165 parking spaces. Each of the homes has a 2-car garage and 2-car driveway. The Cottages provides 236 parking spaces (220 garage/driveway spaces and 16 common off-street parking spaces). Based on the above, each phase of Brighton Manor exceeds the parking requirements contained in the SPD handbook.

Open Space/Common Areas:

The SPD handbook requires that 30% of the site be maintained as open space/common area. In an effort to draw an appropriate comparison between the existing residential product and the newly proposed product, the applicant investigated the original development including the creation and amount of open space/common area. Based upon the landscape improvement plans for Phase I, the “front yard areas” (areas adjacent to the streets) and “rear yard areas” (areas adjacent to the common areas) were included in the overall calculation for common area. The only areas that were not included were the side yard areas located inside of the interior lot fences.

The Cottages site plan does not propose the same house orientation as Phase I and does not orient the “rear yard” toward common area. Rather, open space is provided in private yard areas. This was a conscience decision on the part of the developer, recognizing that the sales of Phase I were not great even in a good housing market. One of the potential reasons for the lack luster sales of Phase I could have been the lack of private yard areas. In an effort to create a successful housing product, the Cottages proposes to provide more open space in private yard areas.

In order to compare Phase I with the Cottages portion of the development, the developer calculated open space/common area by including shared common areas, front yards and private rear yards, but excluded side yards that are behind the fence (in Phase I) and side yards that are not part of an exclusive use easement (in the Cottages). The following table depicts the open space/common area throughout the development:



Existing (Phase 1) Open Space/Common Area (including front/rear yards)	±62,407 sq. ft.	±1.4 acres
Proposed (The Cottages) Shared Open Space/Common Area	±32,554sq. ft.	±0.8 acres
Proposed (The Cottages) Private Front/Rear Yard Area	±103,885 sq. ft.	±2.4 acres
<b>Total Open Space/Common Area Provided</b>	<b>±198,846 sq. ft.</b>	<b>±4.6 acres (34%)</b>
<i>Required Open Space/Common Area</i>	<i>±178,596 sq. ft.</i>	<i>±4.1 acres (30%)</i>

As can be seen by the above table, the proposed development modifications exceed the requirements of the Brighton Manor SPD Handbook, by providing ±0.5 acres more open space/common area than required.

#### Architecture:

As discussed above, the house orientation for The Cottages is different than Phase 1 of Brighton Manor. As such, new architecture is proposed with this tentative map. The Brighton Manor SPD allows for additional architectural styles. The applicant has proposed three new floor plans with three elevation styles each. The new styles utilize a similar architectural vernacular, although with more subdued exterior earth tone colors. The new elevation styles proposed include: Craftsman, California Bungalow, and Victorian Eclectic (Exhibit C). These new styles have features similar to the existing homes in Brighton Manor (Exhibit D) and will provide a more diverse mix of coordinated architecture.

#### Pedestrian Amenities:

The original Brighton Manor plan included pedestrian walkways through common area that linked the homes in the subdivision. There are no sidewalks provided on the streets within the development. Proposed with The Cottages is a continuation of the pedestrian walkway through the central common area to link the new portion of the development with the existing. Additionally, the sidewalk and streetscape improvements adjacent to Moana Lane will be continued in accordance with the SPD standards.

#### **ANALYSIS:**

Land Use Compatibility: Land use surrounding the site consists of the Washoe County Golf Course and senior housing to the north; high density multifamily residential to the east across Plumas Street; low density single family residential (±1 du/ac) to the south across Moana Lane zoned GFSF (Greenfield Single Family); and vacant property to the

west zoned (GFSF) for one acre lots. The use proposed will continue to provide a reasonable transition between the higher density uses to the north (senior housing) and east (multifamily) and the lower density uses to the south and west (one du/ac). The lower density uses are separated from this site by a minor arterial (to the south) and irrigation ditch (to the west). The project will have minimal traffic impacts on the single family residential units to the south because the traffic generated by this project will not travel directly through that neighborhood. The residences to the south will be buffered from this project by a distance of 80 feet, property line to property line. Additional buffering required by the SPD standards includes: streetscape plantings located along the north side of Moana Lane; and landscaping/berming/fencing on the south side of Moana Lane at the main project entrance to block headlights for the affected lot. These improvements were constructed with the first phase. Based upon the overall design of the project, it appears that the density ( $\pm 7.02$  du/ac for the entire  $\pm 13.53$  acre SPD) and intensity of the project are consistent and compatible with surrounding land uses (TM finding 5).

Urban/Environmental Design: As proposed, the project departs from some of the neo-traditional elements used in Phase I such as: houses fronting on the project exterior streets and greenbelt areas; garages located close ( $\pm 3$  feet) to interior streets which function more like alleys; and four sided traditional architecture including large front porches fronting the exterior streets and interior common areas. However, the primary interior greenbelt/open space/common area with a path has been maintained and compatible four sided architecture will be utilized in the new phase to tie the two phases together. In addition, the average lot size will be increased from an average of  $\pm 3,000$  square feet to an average of 4,946 square feet. Although the housing and lot standards have been modified they are still consistent with the standards contained in the SPD Development Standards Handbook as discussed above in the background section of this report.

As discussed above, this phase of the project exceeds the required 3 parking spaces per unit by providing four spaces per unit (220 garage/driveway parking spaces) plus 16 off-street guest parking spaces provided in groups of 2-4 interspersed throughout this phase of the project. These spaces in conjunction with the 131 parking spaces provided in the first phase exceed the SPD parking requirement. In accordance with code, no more than five off street spaces are grouped together, without an intervening landscape island.

Code requires the applicant to incorporate Low Impact Development (LID) techniques into the final grading and landscape plans.

Public Safety: Police staff had no concerns except a recommendation that easily identifiable/visible house numbers be provided (Condition No. 6).

This project is served by Fire Station 3 with a response time within four minutes. Fire staff comments were related to meeting fire code standards related to preventing on

street parking by painting the curbs red and posting no parking signs along project streets; provision of a hammerhead turn around to fire code dimensions within this phase and compliance with building and fire code standards for construction and design of new structures. These final design issues will be addressed during review of the final maps and house building permits. (TM findings 4 & 9)

Public and Private Improvements: The entire site lies within a flood zone x designation indicating the site to be outside of the 100 year flood zone. The primary storm drain infrastructure for Brighton Manor was constructed with the first phase of development. Storm drain stubs are in place to serve the Cottages at Brighton Park development. A preliminary hydrology report was provided. A final hydrology report will be required for each final map (Condition No.7)

A preliminary Sanitary Sewer report was provided with the application. Sanitary Sewer infrastructure has been constructed through the previous phase of Brighton Manor and is stubbed to the project boundaries. Sanitary Sewer mains constructed for the development will be dedicated to the City of Reno. A final Sanitary Sewer report will be required for each final map (Condition No. 7).

The original approval required the applicant to address the following issues: compliance with the City's Quality Assurance Program; have plans approved for ditch channel, embankment, access and fencing improvements along the west side of the site; have plans approved and construct half street improvements to Moana Lane adjacent to the site; have plans approved and construct traffic calming measures on the internal streets; have plans approved for all site access, location, design, traffic devices and operational characteristics of site access gates; installation of street lighting along subdivision streets and Moana Lane adjacent to the site; provide right-of-way or easements for the meandering sidewalks adjacent to Plumas Street and Moana Lane; provide necessary easements for access, sewer, storm drainage and utility improvements and construct same; have a construction management plan approved; install parking control signs and/or paint the curb red on Plumas Street adjacent to the site; dedicate right-of-way or grant an easement and construct a concrete bus pad on Plumas Street adjacent to the site; and provide a final drainage analysis to verify that proposed drainage improvements are adequate. These requirements are a part of the original SPD as conditions (Exhibit E) and will be addressed during review of the subsequent final maps. Some of these improvements have already been constructed as part of Phase I (TM findings 1-3, 6 and 7).

Access and Traffic: Vehicular access to the site will be from Balfour Place from the intersection with West Moana Lane. The total development is less intense than originally approved with the Brighton Manor SPD. Intersection design will meet City of Reno access management standards. No additional traffic analysis is required and the development impacts will be mitigated through participation in the RRIF program (TM finding 10).

The developer has requested the use of rolled curb and gutter for the development. Reno standards preclude the use of rolled curb in new development except with the City Engineer approval or approval by the Planning Commission or City Council with a tentative map or special use permit. As this project is the completion of a development within an SPD "Brighton Manor" that specifies the use of narrow streets and Type 1 Curb & Gutter (Post Curb), the Engineering division cannot support the request for rolled curb for this tentative map and the remainder of the development. The roadway section should be required to meet the standards shown in Exhibit J (not attached to this report) of the Brighton Manor SPD Handbook (Condition No. 8).

Pedestrian access to the site will be provided by meandering sidewalks separated from the streets by a landscaped parkway on both Plumas Street and Moana Lane.

Transit service is addressed by plans approved with Phase I which included construction of a bus stop pad on Plumas Street just north of its intersection with West Moana Lane. A bicycle lane was constructed adjacent to the site on West Moana Lane with the Phase I improvements (TM finding 4).

Master Plan: This project is consistent with the Special Planning Area Master Plan land use designation on the site. As proposed and with recommended conditions, the project appears to be consistent with the following applicable Master Plan objectives and policies: Objective #1: Site Analysis; Objective #2: Significant Natural Features; Objective #3: Platting Lots; Objective #9: Integrated Design; Objective #11: Compatibility; Objective #13: Scale; Objective #17: Pedestrian Oriented Roadways; Objective #19: Access; Objective #22: Landscaping; G1-7 Require new development to pay the cost of public improvements within the boundaries of the development; T-1 incorporate pedestrian access into new residential development; CD-3 encourage flexible lot sizes and clustering when they provide open space; CD-5 development design that contrasts within the neighborhood justified if it enhances existing development; P-6 encourage traffic calming within residential areas; CD-16 encourage attractive landscaping along arterial streets; CD-20 streets designed to include a landscaped parkway strip between the curb and sidewalk; CD-24 walkways may be separate facilities on private land; P-1 site access safe, convenient and logical; P-2 access for new residential lots provided by local streets; P-3 residential streets no wider than necessary to accommodate vehicular access; BD-1 density, building mass and architectural details sensitive to scale and context of surrounding development; BD-2 building design which respects the character of the residential area; SD-4 residential design which creates a varied and interesting streetscape through design and architectural features; and SD-11 use lot design, setbacks, building orientation and landscaping to protect and separate single family residential uses from busy streets (TM finding 5).

General Code Compliance: As proposed and with recommended conditions this project is consistent with the standards in the SPD handbook and applicable sections of City code (TM finding 5).

Other Reviewing Bodies:

Washoe County District Health Department: In accordance with the original SPD approval, Conditions 17 and 18 contained in the July 29, 2004, City Clerk's decision letter for LDC04-00403 (Exhibit E) address WCDHD staffs concerns related to the following issues: (1) Installation of low impact rotary heads and/or impact heads with a wind sensor control unit to irrigate turf areas adjacent to Moana Lane and Plumas Street to reduce nuisance irrigation water run-off in catch basins and minimize potential mosquito breeding opportunities; (2) that the project homeowners' association (HOA) be required to maintain on a yearly basis the storm water detention basin by removing nuisance vegetation and debris within the bottom prior to June each year; and (3) that the project HOA be required to provide annual vegetation maintenance along the east side of the Lake Ditch within the project. The HOA recorded for Phase I contains the maintenance provisions discussed with items 2 and 3. These issues are contained in the SPD as conditions and will be specifically address via the final map process.

The applicant is also required to comply with District Health Department regulations related to: dust control during construction; pretreatment of storm drainage for petrochemicals and silts; Health Department approval of a water facility plan; provision of adequate water rights to serve the project; verification that sewer service is available; and provision of plans for inspection of the water and sewer systems during project construction (TM findings 2 and 8).

Washoe County School District: The School District estimates that this project will generate 10-20 additional K-12 students. This project is zoned for Jessie Beck Elementary School, Swope Middle School, and Reno High School. According to School District staff there is adequate capacity for this project at the Elementary and High Schools, while the Middle School may require the addition of portable classrooms to accommodate increased enrollment (TM findings 4 & 8).

Neighborhood Advisory Board: This project was reviewed by the Ward Two Central Neighborhood Advisory Board on September 6, 2012. A copy of their comments is attached to this report (Exhibit F).

Existing Brighton Manor HOA: A review of this project by the HOA indicated they approved of the project provided at least 16 off-street parking spaces were provided in this phase; and that an updated drainage study would be required with review of the final maps. The site plan has been revised to provide 16 off street parking spaces; and Condition No. 7 requires a revised hydrology report.

Phasing: The applicant proposes to construct the project in three phases. The SPD requires the first final map to be recorded within three years of project approval (state law currently allows four years for the first phase), with the remaining phases to be processed in accordance with state law (Condition No. 2)

AREA DESCRIPTION			
	LAND USE	MASTER PLAN DESIGNATION	ZONING
NORTH	Golf Course, Senior Housing	Parks/Recreation/Open Space, Urban Residential/Commercial	MF30
SOUTH	Single Family Residential	Special Planning Area/ Greenfield Neighborhood Plan	GFSF
EAST	Multifamily	Urban Residential/Commercial	MF30
WEST	Vacant	Special Planning Area/ Greenfield Neighborhood Plan	GFSF

**LEGAL REQUIREMENTS:**

NRS 278.349(3)                      Tentative Map

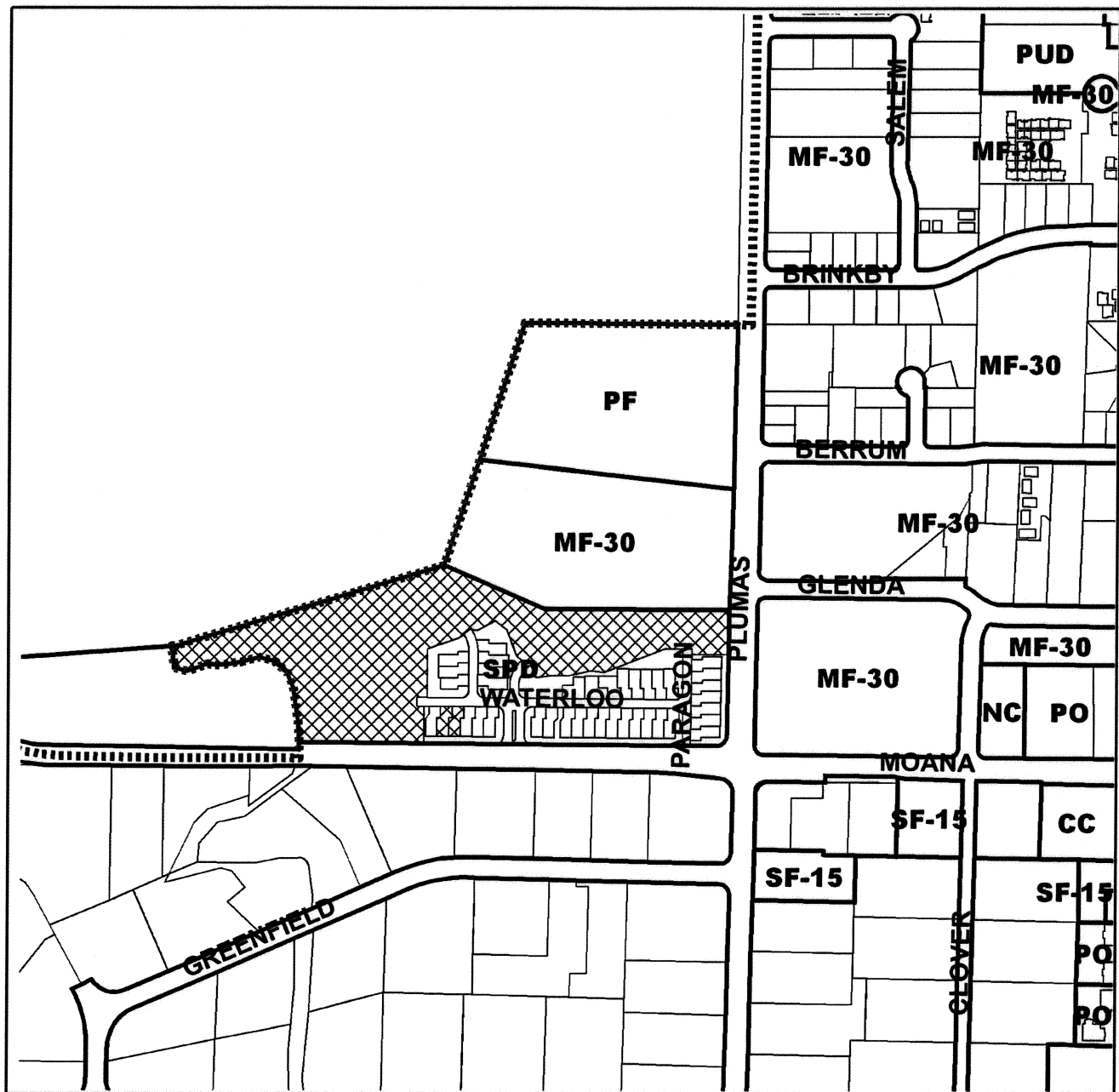
**FINDINGS:**

Tentative Map: When issuing a decision on a tentative map, the planning commission shall consider the following:

- (1) Environmental and health laws and regulations concerning water and air pollution, solid waste disposal, water supply facilities, community or public sewage disposal and, where applicable, individual systems for sewage disposal;
- (2) Availability of water which meets applicable health standards and is sufficient for the reasonably foreseeable needs of the subdivision;
- (3) Availability and accessibility of utilities;
- (4) Availability and accessibility of public services such as schools, police and fire protection transportation, recreation and parks;
- (5) Conformity with the zoning ordinances, master plan, and elements thereof, except that if any existing zoning ordinance is inconsistent with the master plan, the zoning ordinance takes precedence;
- (6) Effect of the proposed subdivision on existing public streets and the need for new streets or highways to serve the subdivision;
- (7) Physical land characteristics such as flood plain, slope, soil; and

- (8) Recommendations and comments of those entities reviewing the tentative map pursuant to NRS 278.330 and 278.348.
- (9) The availability and accessibility of fire protection, including, but not limited to, the availability and accessibility of water and services for the prevention and containment of fires, including fires in wild lands; and
- (10) General conformity with the governing body's master plan of streets and highways.

Staff: Vern Kloos, AICP, Senior Planner



# LDC13-00017 The Cottages at Brighton Park

 Subject Site

 City Limits



0 65 130 260 390 520 Feet

The information hereon is approximate and is intended for display purposes only. Reproduction is not permitted. For additional information, please contact the City of Reno Community Development Department  
Map Produced: August, 2012



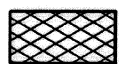
Community Development  
Department

450 Sinclair Street Phone: 334-2063  
P.O. Box 1900 Fax: 334-2043  
Reno, NV 89505 [www.cityofreno.com](http://www.cityofreno.com)





# LDC13-00017 The Cottages at Brighton Park



Subject Site



City Limits

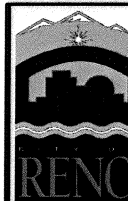


0 65 130 260 390 520 Feet

The information hereon is approximate and is intended for display purposes only. Reproduction is not permitted.

For additional information, please contact the City of Reno Community Development Department

Map Produced: August, 2012



Community Development  
Department

450 Sinclair Street Phone: 334-2063  
P.O. Box 1900 Fax: 334-2043  
Reno, NV 89505 [www.cityofreno.com](http://www.cityofreno.com)

# THE COTTAGES AT BRIGHTON PARK

## TENTATIVE MAP

### LANDSCAPE PLAN

STREET TREE LEGEND: (107 TREES)

SYMBOL

TREE (TYPICAL)

SHRUB (TYPICAL)

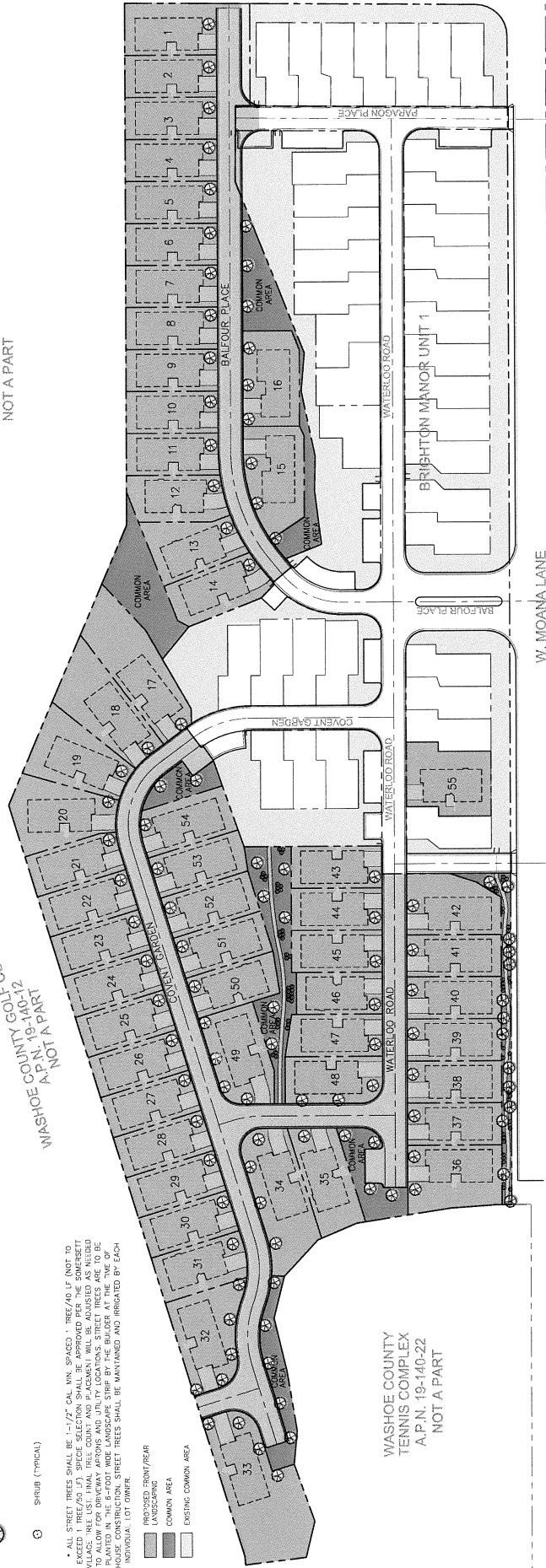
\* ALL STREET TREES SHALL BE 1-1/2" CAL. MIN. SPACED : TREE/40 LF (NOT TO EXCEED 1 TREE/20 LF). THESE TREES SHALL BE PLANTED IN THE 8-FOOT WIDE LANDSCAPE STRIP BY THE BUILDER AT THE TIME OF CONSTRUCTION. THESE TREES SHALL BE MAINTAINED AND IRRIGATED BY EACH INDIVIDUAL LOT OWNER.

PROPOSED TREES/PER  
LANDSCAPING  
COMMON AREA  
EXISTING COMMON AREA

WASHOE COUNTY GOLF COURSE  
A.P.N. 19-140-12  
NOT A PART

CLASSIC RESIDENCE AT HYATT  
A.P.N. 19-140-17  
NOT A PART

WASHOE COUNTY  
TENNIS COMPLEX  
A.P.N. 19-140-22  
NOT A PART



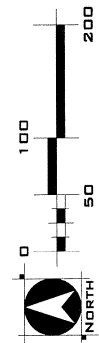
THE COTTAGES  
AT BRIGHTON PARK  
LANDSCAPE PLAN

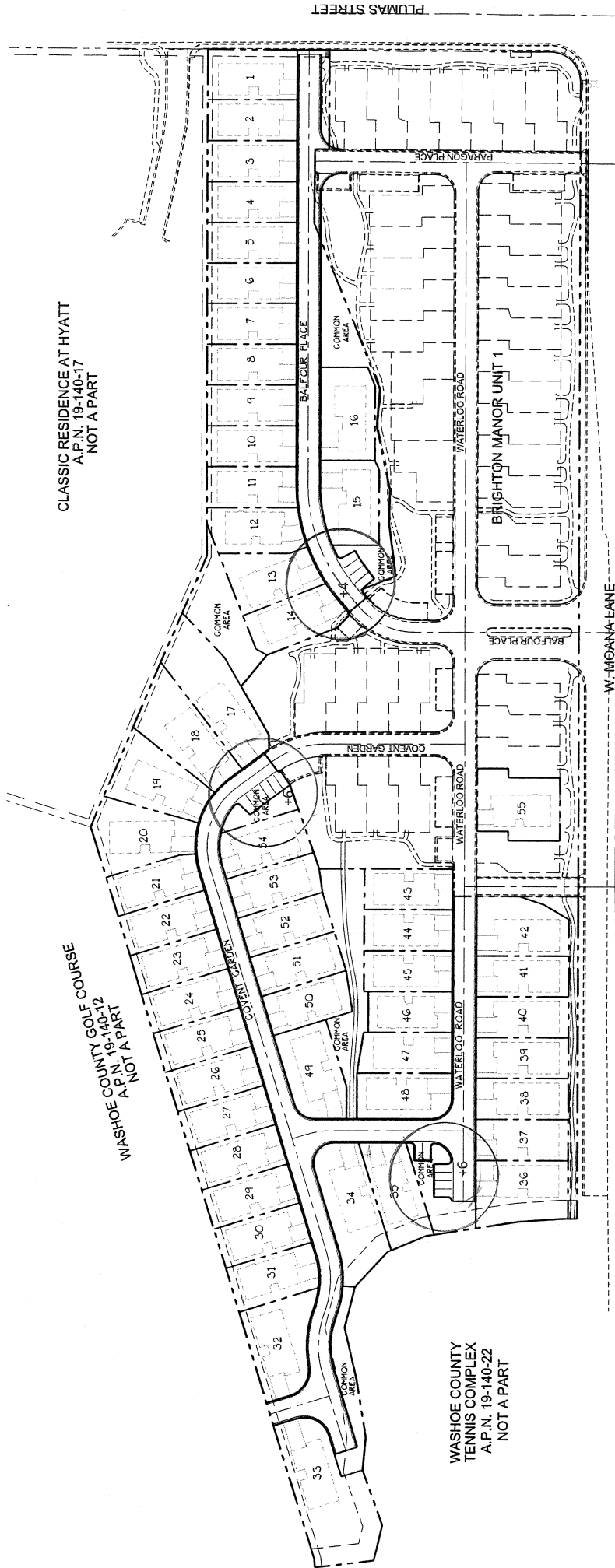


**WOOD RODGERS**  
DEVELOPING INNOVATIVE DESIGN SOLUTIONS  
5440 Rene Corporate Drive Tel 775.823.4088  
Reno, NV 89511 Fax 775.823.4086

JOB NO. 2921.001  
AUGUST, 2012  
SHEET L-1 OF 6

ADJACENT ROADS STREETSCAPES TO BE COMPLETED WITH  
ROAD CONSTRUCTION - REFER TO RESPECTIVE ROAD'S  
IMPROVEMENT PLANS.





# LOCATION OF 16 OFF STREET PARKING SPACES

ARK

A1

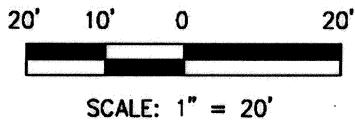
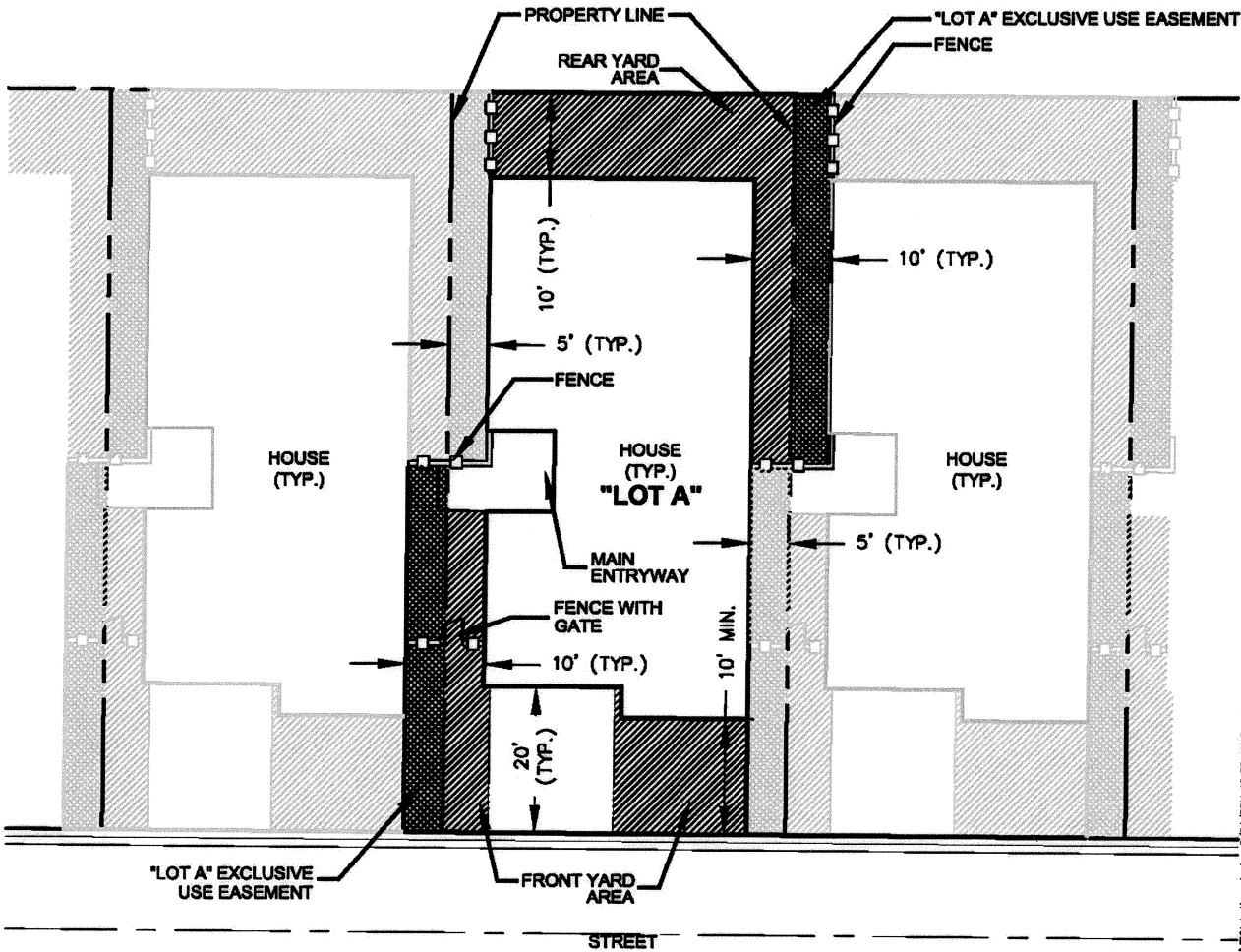
WDO  
SOLUTION  
8440 N.  
Reno, N.  
JOB NO.

ERS  
SOLUTION  
8440 N.  
Reno, N.  
JOB NO.

LDC13-00017 (The Cottages at Brighton Park)



EXHIBIT "A"

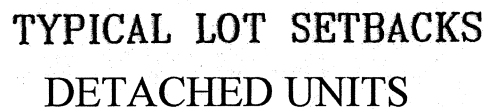


PROPOSED  
THE COTTAGES  
AT BRIGHTON PARK  
TYPICAL LOT LAYOUT



**WOOD RODGERS**  
DEVELOPING INNOVATIVE DESIGN SOLUTIONS  
5440 Reno Corporate Drive Tel 775.823.4068  
Reno, NV 89511 Fax 775.823.4066

J:\data\2021\_BrightonPark\BrightonPark\Planning\Drawings\024\2021 10-30 AM Drawing

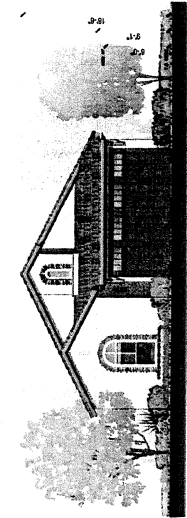


LOT STANDARDS:

**SIDEYARD SETBACK: 5  
(10' BETWEEN STRUCTURES)**



**6774 S. McCarran Blvd.      Tel 775.823.4068**  
**Reno, NV 89509              Fax 775.823.4068**



**PLAN IA - CALIFORNIA BUNGALOW**

PAINT MANUFACTURER: SHERWIN WILLIAMS

**STUCCO**

SW 6105 - Divine White

**TRIM & FASCIA**

SW 2855 - Sycamore Tan

**GARAGE AND ENTRY**

SW 7515 - Homestead Brown

STONE & BRICK MANUFACTURER: CORONADO



Weather Brick  
Anique Red

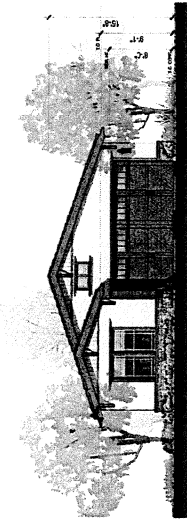


French Country  
Villa Bordeaux

ROOFING MANUFACTURER: GAF



Timberline High Definition  
Mission Brown



**PLAN IB - CRAFTSMAN**

PAINT MANUFACTURER: SHERWIN WILLIAMS

**STUCCO**

SW 6133 - Maslin

**TRIM & FASCIA**

SW 7514 - Foothills

**GARAGE AND ENTRY**

SW 6152 - Superior Bronze

**BOARD & BATTEN**

SW 7565 - Oyster Bay

STONE MANUFACTURER: CORONADO

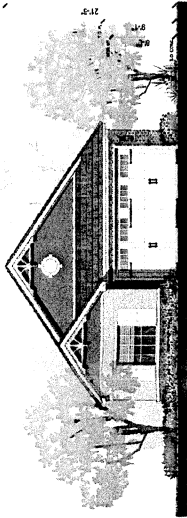


Honey Ledge  
Golden Harvest

ROOFING MANUFACTURER: GAF



Timberline High Definition  
Weathered Wood



**PLAN IC - VICTORIAN ECLECTIC**

PAINT MANUFACTURER: SHERWIN WILLIAMS

**STUCCO**

SW 6141 - Solter Tan

**TRIM, FASCIA, SHUTTERS,  
GARAGE AND ENTRY**

SW 7100 - Arcade White

**BOARD AND BATTEN**

SW 6095 - Toasty

BRICK MANUFACTURER: CORONADO



Wirecut  
Spectra 2.5x8

ROOFING MANUFACTURER: GAF



Timberline High Definition  
Barkwood

**PLAN I MATERIAL BOARD**

**BRIGHTON MANOR**

RENO, NEVADA

KITG#2017-0214

Architecture+Planning  
1733 Ocean Ave., Suite 250  
Santa Monica, CA 90401  
310.394.2623  
kitgy.com

08/21/2012

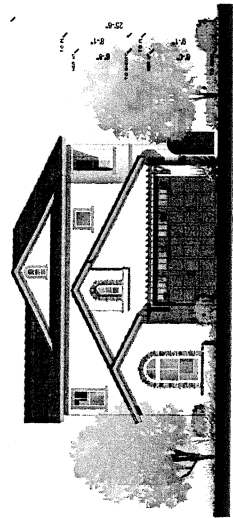
**EXHIBIT "C"**

**3 PAGES ①**

**B&C WESTERN DEVELOPMENT**

165 W LIBERTY ST, STE 210  
RENO, NV 89501-2902





PLAN 3A - CALIFORNIA BUNGALOW

PAINT MANUFACTURER: SHERWIN WILLIAMS

**STUCCO**

SW 7008 - Alabaster

**TRIM & FASCIA**

SW 7501 - Threshold Taupe

**TRELLIS**

SW 7514 - Foothills

**GARAGE & ENTRY**

SW 6075 - Garret Gray

STONE & BRICK MANUFACTURER: CORONADO



New England Brick  
Dalton Brown

Country Rubble  
Sunset Blend

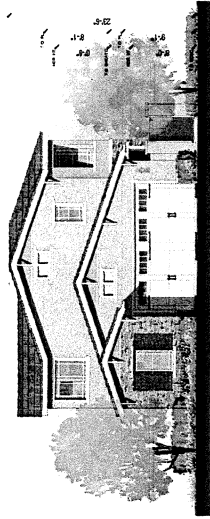
ROOFING MANUFACTURER: GAF



Timberline High Definition  
Slate

**B&C WESTERN DEVELOPMENT**

165 W LIBERTY ST., STE 210  
RENO, NV 89501-2902



PLAN 3B - CRAFTSMAN

PAINT MANUFACTURER: SHERWIN WILLIAMS

**STUCCO**

SW 6106 - Kilim Biege

**TRIM & FASCIA**

SW 7501 - Threshold Taupe

**SHUTTERS**

SW 7523 - Burnished Brandy

**GARAGE & ENTRY**

SW 7501 - Threshold Taupe

STONE & BRICK MANUFACTURER: CORONADO

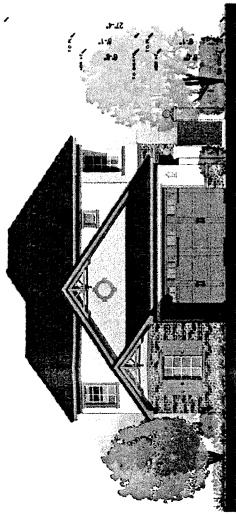


Eastern Mountain Lodge  
Wheat

ROOFING MANUFACTURER: GAF



Timberline High Definition  
Weathered Wood



PLAN 3C - VICTORIAN ECLECTIC

PAINT MANUFACTURER: SHERWIN WILLIAMS

**STUCCO**

SW 7566 - Westhighland White

**TRIM & FASCIA**

SW 7535 - Sandy Ridge

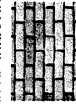
**SHUTTERS**

SW 7744 - Zeus

**GARAGE & ENTRY**

SW 7550 - Resort Tan

STONE & BRICK MANUFACTURER: CORONADO



Special Used Brick  
Eagle Bluff

ROOFING MANUFACTURER: GAF



Timberline High Definition  
Charcoal

**PLAN 3 MATERIAL BOARD**

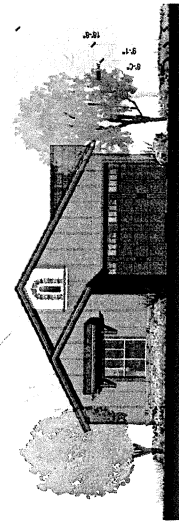
**BRIGHTON MANOR**

RENO, NEVADA

RTG#2012-0214

08/21/2012

Architecture+Planning  
1733 Ocean Ave., Suite 250  
Santa Monica, CA 90401  
310-394-2623  
k1gy.com



## PLAN 2A - CALIFORNIA BUNGALOW

PAINT MANUFACTURER: SHERWIN WILLIAMS

### STUCCO

SW 4140 - Moderate White

### TRIM & FASCIA

SW 7525 - Tree Branch

### BOARD & BATTEN

SW 2845 - Bungalowhouse Gray

### GARAGE & ENTRY

SW 2836 - Quartersawn Oak

STONE & BRICK MANUFACTURER: CORONADO



Wirecut Brick  
Spectra

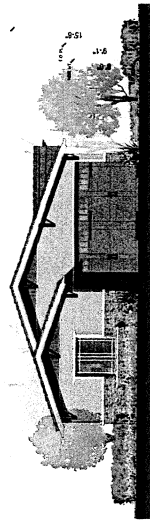


Honey Ledge  
Golden Harvest

ROOFING MANUFACTURER: GAF



Timberline High Definition  
Weathered Wood



## PLAN 2B - CRAFTSMAN

PAINT MANUFACTURER: SHERWIN WILLIAMS

### STUCCO

SW 0049 - Silver Gray

### TRIM & FASCIA

SW 0050 - Classic Light Buff

### CORBELS, BOARD & BATTEN

SW 2836 - Quartersawn Oak

### GARAGE & ENTRY

SW 2820 - Downing Earth

STONE & BRICK MANUFACTURER: CORONADO

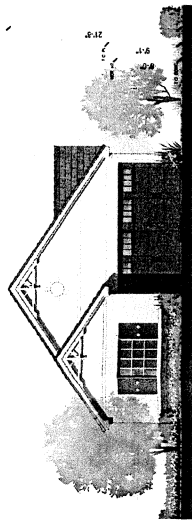


Honey Ledge  
Golden Harvest

ROOFING MANUFACTURER: GAF



Timberline High Definition  
Barkwood



## PLAN 2C - VICTORIAN ECLECTIC

PAINT MANUFACTURER: SHERWIN WILLIAMS

### STUCCO

SW 7637 - Oyster White

### TRIM & FASCIA

SW 7100 - Arcade White

### CORBELS, BOARD & BATTEN

SW 7005 - Pure White

### SHUTTERS, GARAGE & ENTRY

SW 2820 - Downing Earth

STONE & BRICK MANUFACTURER: CORONADO



New England Brick  
Dakota Brown

ROOFING MANUFACTURER: GAF



Timberline High Definition  
Shakedown

## PLAN 2 MATERIAL BOARD

### B&C WESTERN DEVELOPMENT

165 W LIBERTY ST, STE 210  
RENO, NV 89501-2902

### BRIGHTON MANOR

RENO, NEVADA  
RTG#2017-0214

08/21/2017

Architecture+Planning  
1733 Ocean Ave., Suite 250  
Santa Monica, CA 90401  
310-394-2623  
kfigy.com



EXHIBIT "D"

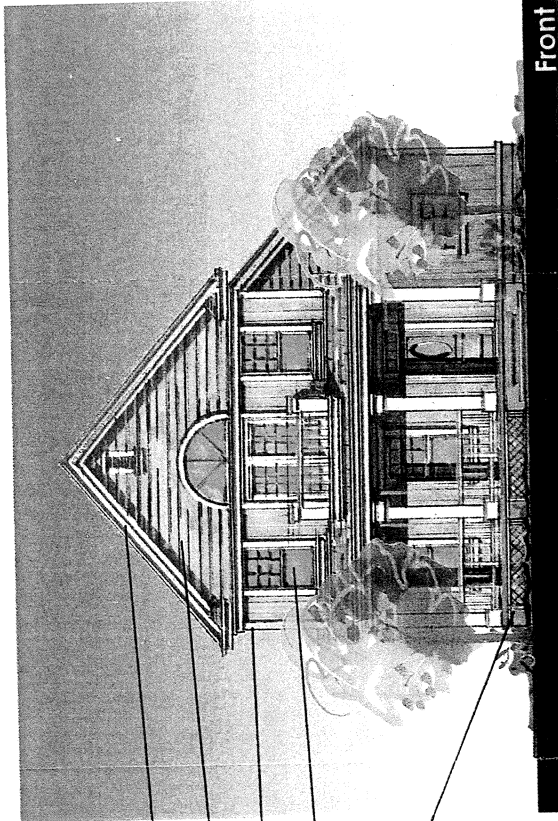
3 PAGES

①

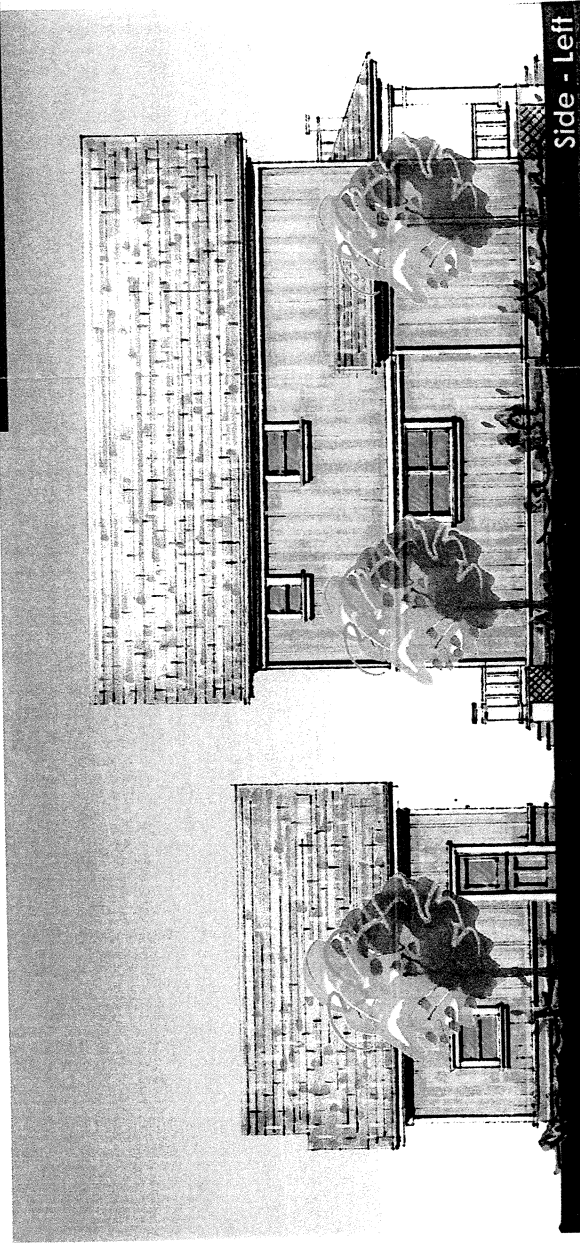
Elevations - Plan 1, Scheme 1

- Composition Roof Shingles
- Simulated Wood Siding, Painted
- Wood Trim, Painted
- Low E, Double-Pane Windows
- Concrete Base, Painted

Front



Side - Left



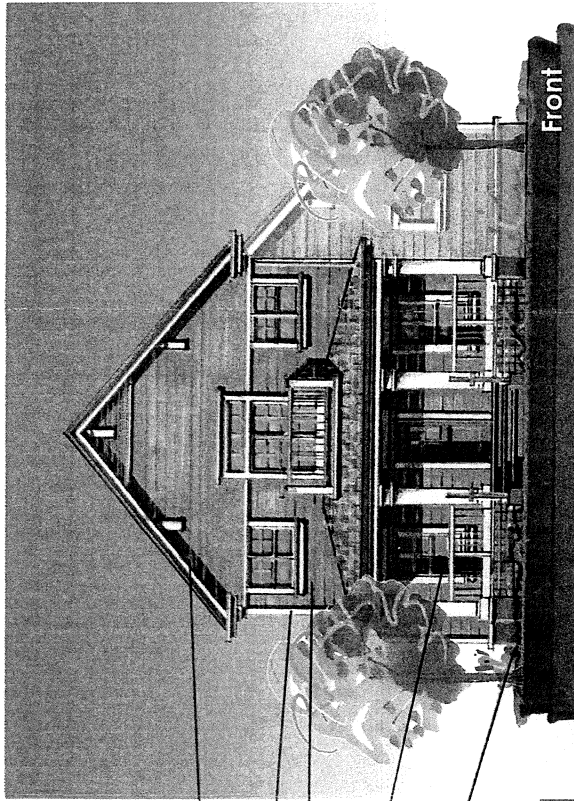
REVISIONS	DATE	BY	DESCRIPTION
1	06-14-00	JM	INITIAL DESIGN
2	06-14-00	JM	REVISED DESIGN
3	06-14-00	JM	FINAL DESIGN

**Brighton Manor**  
Plumas & Moana  
Reno, Nevada

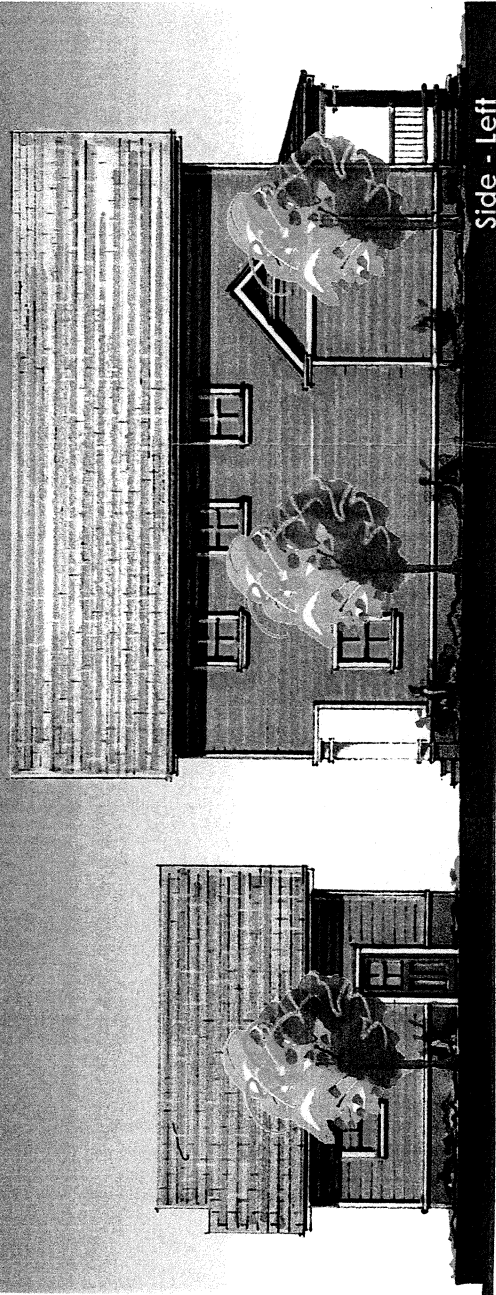
**CATHLETICS**  
ARCHITECTURE • INTERIOR ARCHITECTURE • PLANNING • DESIGN  
1420 HOLCOMB AVE. RENO, NV 89502 PHONE 775 329 3341 FAX 775 329 3369

②

# Elevations - Plan 2, Scheme 1



- Composition Roof Shingles
- Stucco, Painted
- Wood Trim, Painted
- Low E, Double-Pane Windows
- Concrete Base, Painted



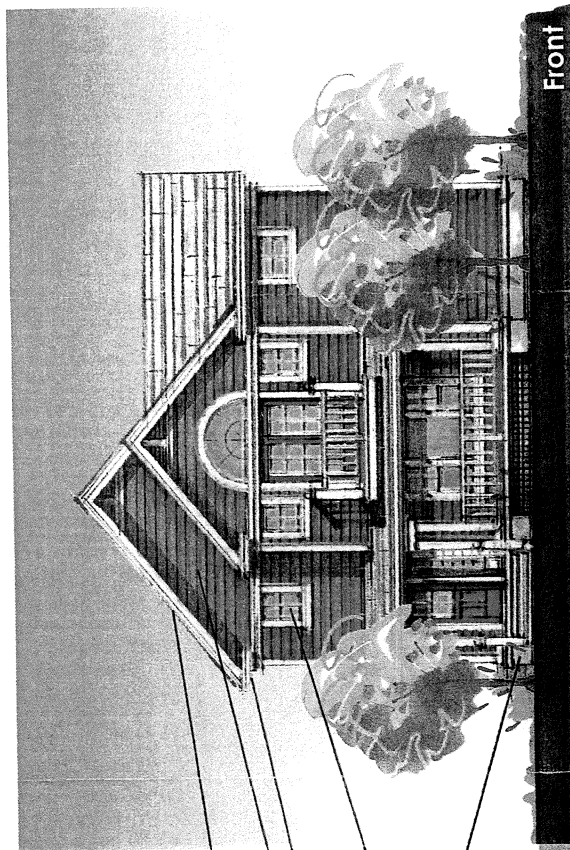
NO. NUMBER	20-200-10
DATE	10-11-10
DESIGNED BY	W. J. JAWORSKI
CHECKED BY	
INVESTIGATED BY	

**Brighton Manor**  
Plumas & Moana  
Reno, Nevada

**CATHLETES**  
ARCHITECTURE • INTERIOR ARCHITECTURE • PLANNING • DESIGN  
1420 HOLCOMB AVE. RENO, NV 89502 PHONE 775 329 3341 FAX 775 329 3369

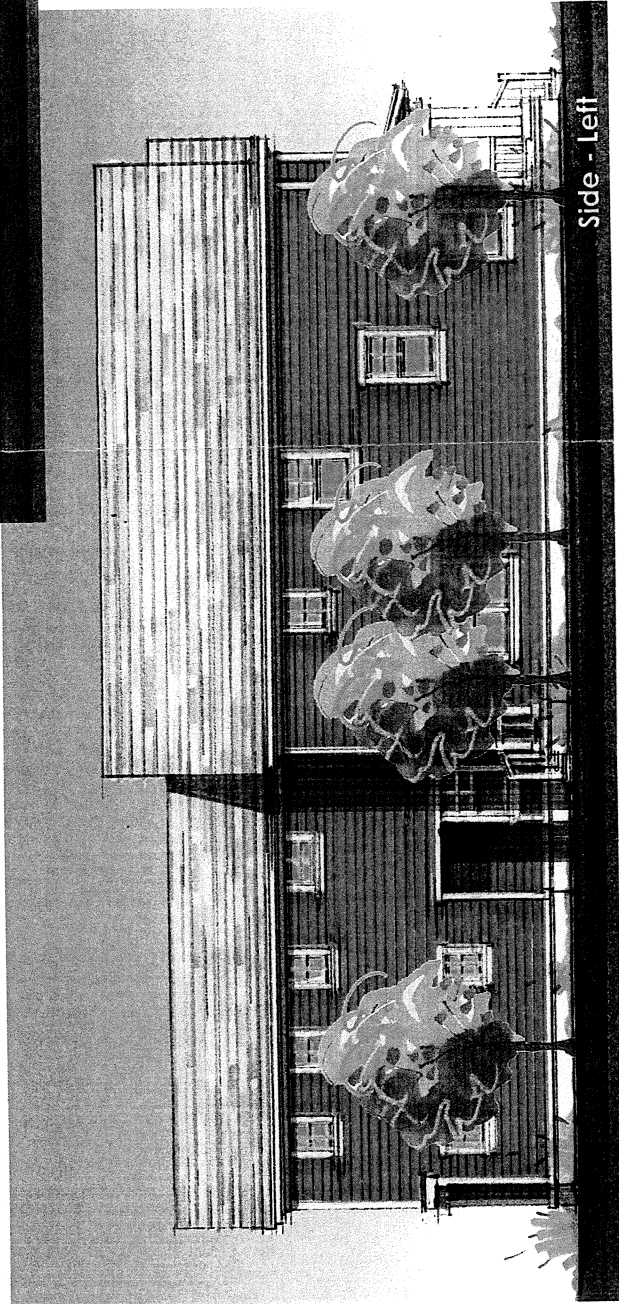
③

# Elevations - Plan 3, Scheme 1



Front

- Composition Roof Shingles
- Simulated Wood Siding, Painted
- Wood Trim, Painted
- Low E, Double-Pane Windows
- Concrete Base, Painted



Side - Left

REVISIONS	
DATE	
BY	
FOR	
APPROVED	
SHEET TITLE	

**Brighton Manor**  
Plumas & Moana  
Reno, Nevada

**CATHARTICS**  
ARCHITECTURE • INTERIOR ARCHITECTURE • PLANNING • DESIGN  
1420 HOLCOMB AVE. RENO, NV 89502 PHONE 775 329 3341 FAX 775 329 3369

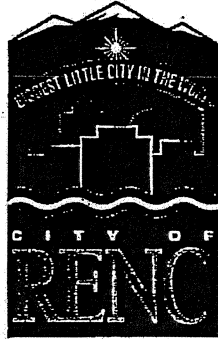
EXHIBIT "E"

①

5 PAGES

Lynnette R. Jones  
City Clerk  
(775) 334-2030  
[jonesl@ci.reno.nv.us](mailto:jonesl@ci.reno.nv.us)

Carmi D. Gundersen  
Chief Deputy City Clerk  
(775) 334-2030  
[gundersen@ci.reno.nv.us](mailto:gundersen@ci.reno.nv.us)



Office of the City Clerk  
Central Cashiering (775) 334-2032  
Parking Tickets (775) 334-2279

Steven D. Whitaker, CRM  
Records Systems Manager  
(775) 326-6633

July 29, 2004

FILED THIS DATE  
8/12/2004  
BY: *[Signature]*  
CITY CLERK

Silverstar Development  
679 Sierra Rose Dr.  
Reno, NV 89509

RE: Case No. LDC04-00403 (Brighton Manor)

Dear Applicant:

At a regular meeting held July 21, 2004, and following a public hearing thereon, the City Council upheld the recommendation of the Planning Commission and approved the following:

- A. A zoning map amendment from a senior housing SPD (Specific Plan District) to a detached single family residential SPD (Specific Plan District) on a ±13.53 acre site located on the northwest corner of the Plumas Street/West Moana Lane intersection, by ordinance;
- B. A tentative map to develop a 106 lot single family residential subdivision, subject to the following conditions; and
- C. Variances to the Greenfield Multi-Family Residential Special Purpose District consisting of: (a) a 15% increase to allowable vehicle trips from 40 trips/day/acre to 46 trips/day/acre; (b) a 12% increase in allowable building height from 25 feet to 28 feet; (c) a 40% reduction to the rear yard accessory building setback from 5 feet to 3 feet; (d) a 70% reduction to the rear yard setback from 10 feet to 3 feet for accessory buildings in excess of 15 feet in height; (e) a 38% reduction to the side yard setback from 8 feet to 5 feet for accessory buildings in excess of 15 feet in height; (f) a 30% reduction to the minimum lot width from 50 feet to 35 feet for a detached single family lot; (g) a 33%



Silverstar Development  
Case No. LDC04-00403 (Brighton Manor)  
July 29, 2004  
Page 2

reduction to the front yard setback from 15 feet to 10 feet for a detached single family residence; (h) a 70% reduction to the rear yard setback from 10 feet to 3 feet for a detached single family residence. Additional variances to RMC are requested to: (i) reduce the minimum distance that a driveway can be located from an intersection on a minor arterial from 150 feet to  $\pm 100$  feet (33% reduction); and (j) reduce required project parking from 403 spaces to 332 spaces (18% reduction), subject to the following conditions:

All conditions shall be met to the satisfaction of Community Development Department staff, unless otherwise noted.

1. The project shall comply with all applicable City codes, plans, reports, materials, etc., as submitted. In the event of a conflict between said plans, reports, materials and City codes, City codes in effect at the time the building permit is applied for, shall prevail.
2. The applicant shall record the final map in accordance with the time limit contained in state law or this approval shall be null and void. The applicant shall not record more than three final maps, with a minimum of 30 lots per final map.
3. Prior to approval of the first final map, the applicant shall have plans approved for installation of landscaping, berming and/or fencing improvements along the south side of West Moana Lane, south of the main project entrance to ensure that head lights of vehicles exiting the site onto West Moana Lane are blocked from view of the affected houses to the south. Installation of these improvements are contingent upon there being sufficient space in the area to install them and the applicant receiving necessary approval from the affected property owners and/or the City should these improvements be placed in the right-of-way. If allowed/approved, these improvements shall be installed prior to issuance of the first house certificate of occupancy.
4. Prior to the issuance of any permit, the applicant shall comply with the Quality Assurance Program as set forth in the Public Works Design Manual, Chapter VI, titles "Inspection, Testing and Verification" and "Quality Assurance Program".
5. Ditch channel, embankment, access, and fencing improvements proximate to the westerly boundary of the site shall be to the approval of the Community Development Department.

Silverstar Development  
Case No. LDC04-00403 (Brighton Manor)  
July 29, 2004  
Page 3

6. Prior to the issuance of any certificate of occupancy, the applicant shall construct half street improvements to Moana Lane adjacent to the site. Traffic device installation/modifications shall include bicycle lane signs and markings with signs and/or curb markings to prohibit parking along both sides of Moana Lane adjacent to the site. Parking adjacent to the site along the north side of Moana Lane may be allowed in the future, provided it can be demonstrated to staff and City Council that such parking will not adversely affect the adjacent properties to the south and traffic flow/safety on Moana Lane.
7. The design of internal subdivision streets shall include traffic calming features.
8. Site access location, design, traffic devices, and operational characteristics of related site access gates shall be to the approval of the Fire Department and the Community Development Department.
9. With the related phase of development, the applicant shall install street lighting along internal subdivision streets and along Moana Lane adjacent to the site.
10. With the related phase of development, the applicant shall dedicate right-of-way or grant easements for the meandering sidewalks adjacent to Moana Lane and Plumas Street.
11. Prior to the issuance of approval of any final map, the applicant shall provide any necessary easements for access, sewer, storm drainage, and utility improvements, and shall construct all related access, sewer, storm drainage, or utility improvements related to the applicable phase of development prior to issuance of any certificate of occupancy within that phase of development.
12. Prior to the issuance of any permit, the applicant shall have an approved construction management and access plan.
13. Prior to the issuance of any certificate of occupancy within the adjacent related phase of the development, the applicant shall install parking control signs and/or paint the curb red on Plumas Street adjacent to the site to the approval of the Community Development Department.
14. Prior to the issuance of any certificate of occupancy, the applicant shall dedicate right-of-way or grant an easement, design and construct a concrete bus stop pad at a location on Plumas Street adjacent to the site as required by the Regional Transportation Commission to the satisfaction of the Community Development Department.

Silverstar Development  
Case No. LDC04-00403 (Brighton Manor)  
July 29, 2004  
Page 4

15. Prior to the approval of any final map, the applicant shall provide a drainage analysis that verifies the proposed drainage improvements have the capacity to handle the Dant dam outflow together with on-site project-related storm water flows.
16. Prior to approval of the first final map, the applicant shall provide a final wetlands report and delineation demonstrating that all existing wetlands on the site will not be disturbed; or if disturbed provide appropriate mitigation in accordance with the City's Wetlands and Stream Environment ordinance.
17. Prior to approval of each final map, the applicant shall have plans approved demonstrating that low impact rotary heads and/or compact heads wind sensor control will be provided as appropriate for all turf areas located adjacent to Plumas Street and Moana Lane.
18. Prior to approval of the first final map the applicant shall demonstrate that the Homeowner's Association will provide for: (a) maintenance of the project storm water detention basin(s) on a yearly basis by removing nuisance vegetation and debris within the bottom(s) by June of each year; and (b) annual vegetation maintenance along the east side of the Lake Ditch within the project.
19. Prior to approval of the first final map, the developer will move the location of the driveway approximately 103 feet to the east of its original proposed location; which will place the east border of the driveway in approximate alignment with the east border of Assessor's Parcel No. 023-121-06.
20. Prior to approval of the first final map, the developer shall have plans approved to construct a berm varying from approximately two to three feet in height and approximately 300 feet in length, with evergreen trees; to be located on the south side of Moana Lane across from the relocated driveway. If the City of Reno approves the placement of the berm in the Moana Lane right-of-way, the berm will be maintained by the Brighton property owner's association. If the city does not approve the installation of the berm in the right-of-way and if the necessary approval and agreement of all the property owners is obtained, the developer will construct the berm on the property owner's property, in which case the maintenance of the berm will be provided by the property owners; not the developer or the property owner's association. The obligation to install the berm is also subject to the approval of any other parties from whom approval is necessary or appropriate, including any easement holders.

Silverstar Development  
Case No. LDC04-00403 (Brighton Manor)  
July 29, 2004  
Page 5

The approved zoning map amendment will become effective upon passage and adoption of the appropriate ordinance.

A copy of this letter must be attached to your building plans when making application for a building permit with the Community Development Department.

Sincerely,

*Carmi Andersen for*

Lynnette R. Jones  
City Clerk

LRJ:cdg

xc: Development Services  
Traffic Design Engineer  
Ed Schenk, Parks, Recreation & Community Services  
Barron Caronite, Engineering Manager  
Reno Fire Department  
Julee Olander, Regional Transportation Commission  
David Sinai  
Robb Owen, Wood Rodgers  
Donald O'Gorman, Appellant



**PROJECT REVIEW FORM**  
**WARD 2 CENTRAL**  
Neighborhood Advisory Board

**EXHIBIT "F"**

**3 PAGES**

①

Case No. LDC13-00017

Date: September 6, 2012

Case Name: The Cottages at Brighton Park

Case Planner: Vern Kloos

NAB Member Name: DIANE SMITH

Community Liaison: Barbara DiCianno

NAB COMMENTS:

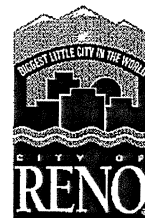
MAYBE PARKING, BUT I SEE NO MAJOR CONCERNS

Issues/Concerns: The "sample issues" box below may be used as a guide during the project review process.

SAMPLE ISSUES:

<i>Auto &amp; Pedestrian Access</i>	<i>Public/Fire Safety</i>	<i>Architecture</i>	<i>School Impact</i>
<i>Neighborhood Compatibility</i>	<i>Traffic</i>	<i>Building Height</i>	<i>Pollution</i>
<i>Intensity/Density</i>	<i>Signage</i>	<i>Landscaping</i>	<i>Privacy</i>
<i>Good Location</i>	<i>Lighting</i>	<i>Environmental Concerns</i>	

Suggested modifications to the proposal to address NAB concerns:



*[Signature]*  
NAB Member Signature

**PROJECT REVIEW FORM**  
**WARD 2 CENTRAL**  
Neighborhood Advisory Board

②

Case No. LDC13-00017

Date: September 6, 2012

Case Name: The Cottages at Brighton Park

Case Planner: Vern Kloos

NAB Member Name: Naomi Duer

Community Liaison: Barbara DiCianno

NAB COMMENTS:

*It appears to me that the new developer has made a real attempt to integrate the <sup>proposed</sup> architectural elements with the existing homes. However, I think they could do even more - especially related to the colors. The existing is SF bright the new is the muted colors assoc. with craftsman.*

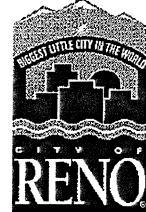
Issues/Concerns: The "sample issues" box below may be used as a guide during the project review process.

SAMPLE ISSUES:

Auto & Pedestrian Access	Public/Fire Safety	<u>Architecture</u>	School Impact
<u>Neighborhood Compatibility</u>	Traffic	Building Height	Pollution
Intensity/Density	Signage	Landscaping	Privacy
Good Location	Lighting	Environmental Concerns	

Suggested modifications to the proposal to address NAB concerns:

*Re-Look at <sup>neighborhood</sup> integration issues - design, architecture*  
*Re-Check on Parking - The seven pods are good, but if anyone has a party w/ say 20 guests, parking would be an immediate issue - perhaps an overflow parking area?*



*Naomi Duer*  
NAB Member Signature

**PROJECT REVIEW FORM**  
**WARD 2 CENTRAL**  
Neighborhood Advisory Board

③

Case No. LDC13-00017

Date: September 6, 2012

Case Name: The Cottages at Brighton Park

Case Planner: Vern Kloos

NAB Member Name: Pamela Ricci

Community Liaison: Barbara DiCianno

NAB COMMENTS:

55 single family homes - with new developa. - Great  
addition to the area. Important to have single story  
homes in the area. Seems like a good project for  
the area.

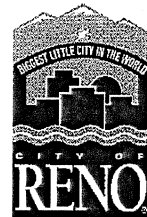
Issues/Concerns: The "sample issues" box below may be used as a guide during the project review process.

SAMPLE ISSUES:

Auto & Pedestrian Access	Public/Fire Safety	Architecture	School Impact
Neighborhood Compatibility	Traffic	Building Height	Pollution
Intensity/Density	Signage	Landscaping	Privacy
Good Location	Lighting	Environmental Concerns	

Suggested modifications to the proposal to address NAB concerns:

Be sure it works with the existing HOA and  
Homes that are currently in the area.



Pamela Ricci

NAB Member Signature